



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
OCTOBER 28, 2021
9:00 A.M.**

Staff Present:

Mary Alman, Administrative Assistant
Christina Chaney, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Antonio Wood, Administrative Assistant
Monique Drake, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette DelGrosso, Code Compliance Officer
James Fetter, Code Compliance Officer
Anthony Flores, Code Compliance Officer
Michael Jordan, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspections Officer
Dorian Koloian, Sr. Code Compliance Officer
Evan Oakes, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Gail Williams, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE21090503: Jack Seiler, attorney; Jarred John
CE21080862: Andrew Fuxa
CE21090338: Lauren Ramas; Courtney Crush
CE21080798: Nicole Nolte
CE21080094: Susan Sheldon
CE21070955: Corey Biazzo, attorney; Kristie Gross
CE21080555: Matthew Scott
CE21040919: Mathias Bestek; Ronen Parhi
CE21090124: Kenneth Bell
CE21050477: Ines Montero
CE21050406: Elizabeth Giles; Robert Singleton
CE21080798: Nichole Notte
CE21080831; CE21071122: Sandra Stengel
CE21080607: Leonor Jules; Archange Vedrine
CE21070964: Tiffany Bader
CE21080534: David Lammermeier
CE21070988: Victor Perez
CE21070978: David Goldberg
CE21010665: Chrispin Foyle
CE21080444: John Brandon Williford
CE20080983: Matt Walters
CE21071043: Robert John Mercurio
CE21070419: Tyrone Jones; Raul Gonzalez
CE21060246: Andres Vlaics
CE20110388; CE21040322: Beatrice Sibblies

Ce21050322: Jared Liss
CE21050665: Chaim Slavaticki
CE21070250: Linda Gibson; Jonahtan Walker
CE21080201: Ray Bachan
CE21070842: Brenda Buenaventura
CE21070952: John Daniel
CE21080284: Nalene Baker; Tamara Davis
CE19061756: Larry Szeliga
CE21071076; CE21080063; CE21070765: Kathleen Cool;
Diane Dodich; Tom Brinkley; Karen Humphries; Paul
Basile; William Kassebaum
CE21080350: Denise Romero
CE21071008: Monica Valencia
CE09020950; CE11061881; CE12120706: Frisnet
Francois; Rose Merlien
CE21060951: George Marshall; Daniel Wood
CE20110628: Heidi Davis
CE18052319: Hassan El Hayek
CE21050715: Elizabeth Evans
CE18090432: Jose Vasquez
CE18020352: Andrew Schein, attorney
CE17071853: Michael Jones
CE19050452: Carol Harrison; Janine McGuire, attorney
CE21080058: Carol Storms
CE21070978: David Jose Vasquez Goldberg

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE20080983

1520 NW 5 ST
SAINT JOHN UNITED METHODIST; CHURCH INC

This case was first heard on 3/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,625 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Julio Davila, Code Compliance Supervisor, reported the property was now in compliance and recommended reducing the amount owed to \$718 to cover administrative costs.

Matt Walters said the church had needed to raise funds during the pandemic to pay for the repairs. The fine would be an additional burden on the parishioners.

Ms. Flynn imposed a fine of \$400 for the time the property was out of compliance.

Case: CE21071076

Citation Administrative Hearing - Appeal

3110 NE 59 ST
WILLNER, ERIC A; WILLNER, TAMMY LYNN

This case was first cited on 7/28/21 to comply by 7/28/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

VIOLATIONS: 15-278.(5)(a)
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS
OUTSIDE OF THE PERMISSIBLE LIMITS.

Gail Williams, Code Compliance Officer, testified that this was a recurring violation. She recommended imposition of the fines.

Officer Correa, who responded to the noise complaint, testified he had been to this location at least 10 times in one month for noise violations at this vacation rental. He said the loud music could be heard across the canal.

Paul Basile, attorney for a neighbor, said the property had been rented out the weekend after the City suspended the vacation rental license. He said the owners had "pretended" to be unaware of or to be addressing the noise violations. He described other disruptive activity at the property.

Stephanie Hodson, property manager, claimed she had not rented the property after the license was suspended and she had provided proof it was removed from the various rental platforms. She asked how the noise had been measured for this case. Ms. Hasan explained there was no requirement in the code to measure noise with a device. Officer Correa stated he had responded to the complaint and given the occupants a warning. Julio Davila, Code Compliance Supervisor, stated Code Enforcement relied on Police to investigate some complaints. In this case, the incident was investigated by Officer Correa on 7/25/21 and then Code Enforcement issued the citation on 7/28/21. Ms. Hodson again questioned how it was determined that the noise was against regulations. Officer Correa stated in this case, he heard loud music and loud talking across the canal.

Ms. Flynn denied the appeal, found this was a recurring violation, and imposed the \$500 fine.

Case: CE21080063 Citation Administrative Hearing - Appeal
3110 NE 59 ST
WILLNER, ERIC A; WILLNER, TAMMY LYN

This case was first cited on 8/4/21 to comply by 8/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,000 and the City was requesting the full fine be imposed.

VIOLATIONS: 15-282.(d)(2)b.
THERE IS OPERATION OF A SHORT-TERM RENTAL DURING A SUSPENSION PERIOD
AT THIS LOCATION.

Gail Williams, Code Compliance Officer, testified the property was being advertised on Vrbo while the vacation rental certificate was suspended. She had been able to book dates for the property on the website.

Stephanie Hodson, property manager, said she had requested the short-term rental license be cancelled by the City on 7/30/21. She stated Vrbo had confirmed she requested the listing be removed on July 29 and displayed that confirmation from Vrbo. Julio Davila, Code Compliance Supervisor, reiterated that Officer Williams had been able to book the property for short-term rental. Ms. Hodson stated Officer Williams was not, in fact, able to book the property.

Ms. Flynn denied the appeal and imposed the \$7,000 fine.

Case: CE21070765 CITATION
3110 NE 59 ST
WILLNER, ERIC A; WILLNER, TAMMY LYNN

This case was first cited on 7/20/21 to comply by 7/20/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, testified the noise was a recurring violation.

Ms. Flynn imposed the \$500 fine.

Case: CE21080862 Citation Administrative Hearing - Appeal
441 ISLE OF PALMS DR
FUXA, ANDREW JR; GREENE FUXA, HEATHER M

This case was first cited on 8/28/21 to comply by 8/28/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

VIOLATIONS: 47-21.15.A
TWO LARGE TREES REMOVED WITHOUT PERMITS.

Dorian Koloian, Code Compliance Officer, testified that the property had been cited on 8/28/21. The fine was \$250 per tree removed. She recommended imposition of the fines and that the owner be required to pull an after-the-fact permit.

Andrew Fuxa said the property had been overgrown, with roots interfering with the home's plumbing, when he purchased it and the City had advised him to contact a landscape company to address that. Mr. Fuxa had done so, but the contractor informed him a permit was not needed because of the trees that were being removed. He stated he had a dead oak tree and a Schefflera tree removed; other trees had been removed prior to his purchase of the property. He said there were plans in with the City to demolish the property, raise the level and build a new home.

Ms. Hasan stated Mr. Fuxa was responsible for the removal of trees before he purchased the property.

Ms. Flynn reduced the fine to \$200 but informed Mr. Fuxa he must pull the permit.

Stephanie Bass, Code Compliance Supervisor, stated Mr. Fuxa must pull an after-the-fact permit for the trees already removed. Mr. Fuxa agreed to include this on his landscaping permit for the new construction.

Case: CE21090124 Citation Administrative Hearing - Appeal
716 COCONUT DR
BELL, KENNETH H LE; BELL, EMILY KIRSTEN

This case was first cited on 9/4/21 to comply by 9/5/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed.

VIOLATIONS: 47-21.15.D.
THREE TREES ON THIS PROPERTY HAVE BEEN IMPROPERLY TRIMMED.
TWO TREES THAT APPEAR TO BE OAK TREES AND ONE TREE THAT APPEARS TO BE
A GUMBO LIMBO TREE.

Michael Jordan, Code Compliance Officer, testified that the property had been cited on 9/4/21. The City landscape inspector testified that the trees had been hat-racked (improperly pruned).

Kenneth Bell said the trimming had been done months before by a neighbor, who had issues with his trees dropping leaves on her property. He said one tree was diseased and had termites (which was confirmed by an arborist) and was dangerously close to a neighbor's home. He argued the tree in the front yard had not been over-trimmed; he had been trying to compensate for the tree not being maintained by the former owner.

Officer Jordan said the City wanted the owner to retain an arborist to evaluate the trees.

Ms. Flynn granted the appeal and allowed the owner 42 days to hire the arborist to evaluate the trees.

Case: CE21050477
730 NW 7 ST
730 NW 7TH STREET LLC

Service was via posting at the property on 10/4/21 and at City Hall on 10/14/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **Complied**
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306 **Complied**
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS
INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE
EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND
WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND
COVER.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ines Montero agreed to comply within 35 days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE21050322

Request For Extension

1809 SW 22 ST
M & M REAL ESTATE 1809 LLC

This case was first heard on 8/26/21 to comply by 9/23/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,400.

Reginald White, Code Compliance Supervisor, testified that one violation remained. He did not oppose an extension but noted if the owner wanted to install a new driveway, he would need more than 30 days.

Jared Liss said the sidewalk was in disrepair and caused flooding on the property. He said Code Officer Emmons had asked the City engineer to contact Mr. Liss about repairing the sidewalk. Supervisor White recommended a 30-day extension and said he would get a timeframe from Public Works regarding sidewalk repair.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/9/21 hearing.

Case: CE21050406

801 SW 31 AVE
GILES, ELIZABETH

Service was via posting at the property on 10/13/21 and at City Hall on 10/14/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.16.A. **COMPLIED**

9-280(b) **COMPLIED**

9-304(b)

THE DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Robert Singleton stated it had taken him two months to get a survey. He agreed to try to comply within 91 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE21040919

619 N FORT LAUDERDALE BEACH BLVD
SEA CLUB OCEAN RESORT HOTEL INC

Personal Service was made on 10/14/21. Service was also via posting at City Hall on 10/14/21.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Mathias Bestek requested longer to comply. He explained financial and staffing issues they experienced during the pandemic and noted the work needed to comply was expensive since it involved painting the entire building. He requested six months. Officer Koloian recommended 105 days.

Ms. Flynn found in favor of the City and ordered compliance within 105 days or a fine of \$50 per day, per violation.

Case: CE21080846 Citation Administrative Hearing - Appeal
709 SW 14 AVE 1-3
CSB7 LLC

This case was first cited on 8/27/21 to comply by 9/11/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

VIOLATIONS: 24-29.(a)
DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED - HOUSEHOLD WASTE ON
THE GROUND OUTSIDE THE DUMPSTER.

Michael Jordan, Code Compliance Officer, testified that the property had been cited on 8/27/21.

The respondent acknowledged this was an ongoing issue. He said he had removed the dumpster as soon as he received the citation.

Ms. Flynn denied the appeal.

Case: CE21070298 CITATION
709 SW 14 AVE 1-3
CSB7 LLC

This case was first cited on 7/10/21 to comply by 7/11/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Michael Jordan, Code Compliance Officer, said the property was cited on 7/10 pursuant to a complaint. He recommended imposition of the fines.

Ms. Flynn imposed the \$400 fine, which would continue to accrue until the property was in compliance.

Case: CE21070419
1621 SEABREEZE BLVD
JONES, TYRONE

Service was via posting at the property on 10/13/21 and at City Hall on 10/14/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

47-34.4.B.1. **COMPLIED**

9-308(b)
THERE IS DISCOLORATION ON THE ROOF.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Raul Gonzalez, realtor, agreed to comply within 42 days.

Tyrone Jones said he had just acquired the property.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day.

Case: CE21060246

1717 LAUDERDALE MANOR DR
SHALOMMAX LLC

Service was via posting at the property on 10/16/21 and at City Hall on 10/14/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-276(c)(3)

THERE IS EVIDENCE OF RAT DROPPINGS AT THIS PROPERTY. PROPERTY IS IN
NEED OF EXTERMINATING.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE.

18-1. **COMPLIED**

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND
WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND
COVER.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Andres Vlaics property manager, agreed to comply within 35 days. He said the property was already in compliance.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21080607

CITATION

912 SW 15 TER 1-4
ANGEL FEBEE LLC;
% ARCHANGE VEDRINE

This case was first cited on 8/19/21 to comply by 8/29/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,250 and the City was requesting the full fine be imposed. No appeal had been received.

Michael Jordan, Code Compliance Officer, said this was a recurring violation and recommended imposition of the fines.

Archange Vadrine said he had only received notice of the hearing, none of the violation because the tenant had not informed him of the citation. He said the tenants kept moving cars on and off the property.

Leonor Jules, property manager, stated the owner had not received the citation.

Ms. Flynn hear other cases before Ms. Flynn ruled.

Upon returning to the case, Ms. Jordan said staff had confirmed that the certified mail had been delivered to the Brooklyn address.

Ms. Flynn imposed the \$12,250 fine.

Case: CE21070988 CITATION
1345 NW 1 AVE
PEREZ, VICTOR

This case was first cited on 7/30/21 to comply by 8/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,600 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Victor Perez acknowledged he had not filed an appeal.

Ms. Flynn imposed the \$7,600 fine.

Case: CE19061756 Ordered To Reappear
2700 NW 16 ST
RHODES, JOHNNIE LEE H/E
RHODES, VALLERY ANN

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Larry Szeliga, City Construction Review Specialist, explained this was an affordable housing project. He said there were significant delays on the building materials and requested more time. Julio Davila, Code Compliance Supervisor, did not object to the request for an extension.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE21070955 CITATION
601 NE 11 AVE
KOPACZ, JAMI;
PLOUTOS IRREV TR ET AL

This case was first cited on 7/30/21 to comply by 8/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,400 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Corey Biazzo, attorney, said a long-term tenant had rented to property on Airbnb, without the owner's authorization. The owner was now evicting the tenant. He said the notice had been received late because it was initially sent to a PO box, which he believed this raised notice issues. Ms. Hasan stated the tax records indicated the mailing address was the property address, so notice had been provided properly. The notice had also been posted on the property.

Ms. Flynn imposed the \$9,400 fine.

Case: CE21080798 CITATION
521 SW 3 AVE
WAGNER, MAUD

This case was first cited on 9/7/21 to comply by 9/22/21. Violations and extensions were as noted in the agenda. The

property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, testified the home was being rented with the required certificate.

Nichole Notte said the rental listing was for 525 SW 3rd Avenue, which was approved for vacation rental, not 521 SW 3rd Avenue,

The City withdrew the case.

Case: CE21070816 CITATION
901 SUNRISE LN
SAND KASTLE LLLP

This case was first cited on 7/22/21 to comply by 8/6/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Nichole Notte said the rental listing had been removed the same day she received the citation and provided proof.

The City withdrew the case.

Case: CE21080284 CITATION
2642 FLAMINGO LN
BAKER, MORGAN & NALENE R

This case was first cited on 8/17/21 to comply by 9/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Gail Williams, Code Compliance Officer, said the violation was ongoing and no appeal had been filed. She recommended imposition of the fines.

Tamara Davis, lessee, stated she had applied for the certificate and she just needed inspection.

Ms. Flynn imposed the \$11,200 fine, which would continue to accrue until the property was in compliance.

Case: CE21050665 CITATION
1811 NE 8 ST 1-3
SLAVATICKI, CHAIM,
% CHABAD LUBAVITCH

This case was first cited on 8/19/21 to comply by 9/3/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Chaim Slavaticki said he did not live at the property and had not seen the citation. He said the property was not available for short-term rental; it was listed for yearly rental.

Ms. Flynn imposed the \$1,000 fine.

Case: CE21070952 CITATION
2461 SW 16 CT
DANIEL, JOHN

This case was first cited on 8/11/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

John Daniel said he had been instructed by someone at the City to remove the listing and he had done so.

Ms. Flynn imposed the \$1,200 fine, which would continue to accrue until the property was in compliance.

Case: CE21090338
501 ORTON AVE
GRAND PALM PLAZA LLC

Personal Service was made on 10/2/21. Service was also via posting at City Hall on 10/14/21.

Anthony Flores, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES ON THE EAST, SOUTH AND WEST OF THE
PROPERTY THAT ARE NOT MAINTAINED; UNEVEN AND DAMAGED ASPHALT PAVEMENT,
MISSING/FADED STRIPPING WHEEL STOPS.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS
INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. WALL A/C UNITS MISSING
CREATING OPENINGS IN EXTERIOR WALLS. THERE ARE AREAS OF THE EXTERIOR
THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-313.(a) **COMPLIED**
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

9-280(h)(1)
THE FENCE/GATES AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED - MISSING OR DAMAGED POST, RAILS, PICKETS ON
FENCE AND LOCKING MECHANISMS ON GATES.

Officer Flores presented the case file into evidence and noted 9-280(h)(1) was a repeat violation, having been found twice before. He recommended ordering compliance with 47-20.20(H), and 9-306 within 35 days or a fine of \$50 per day, per violation and imposition of a \$4,400 fine for the time 9-280(h)(1) had already been out of compliance, which would continue to accrue at \$100 per day until the property was in compliance.

Lauren Ramas agreed to comply within 35 days.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20(H) and 9-306 within 35 days or a fine of \$50 per day, per violation and imposition of a \$2,500 fine for 9-280(h)(1), which would continue to accrue at \$100 per day until the property was in compliance.

Case: CE21070250

1830 LAUDERDALE MANOR DR
GIBSON, LINDA K

Service was via posting at the property on 10/16/21 and at City Hall on 10/14/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c) **COMPLIED**

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED SUCH AS BROKEN WINDOWS THAT ARE COVERED WITH METAL SHEETS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE ROTTEN. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

24-27.(b)

THERE ARE WASTE CONTAINERS WHICH ARE IMPROPERLY PAVED. THEY ARE LEFT BY THE GATE AND NOT PULLED BACK TO AN APPROVED LOCATION.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Jonahtan Walker said he was helping the owner to comply. Only the fascia boards and roof remained.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

Case: CE21070842

2337 NW 15 ST
FYR SFR BORROWER LLC;
%HAVENBROOK HOMES

Service was via posting at the property on 10/13/21 and at City Hall on 10/14/21.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-304(b)

GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.
DRIVEWAY NEEDS REPAVED AND/OR GRAVEL ADDED.

Supervisor White presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Brenda Buenaventura requested more than 21 days to install a gravel driveway.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

Case: CE21080058 CITATION
3325 NE 14 CT
STORMS, CAROL

This case was first cited on 8/7/21 to comply by 8/23/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Carol Storms said she had been assured by the realtor that they had a vacation rental license but they did not.

Ms. Flynn imposed the \$26,400 fine, which would continue to accrue until the property was in compliance.

Case: CE21071043 CITATION
1520 SE 10 ST
MERCURIO, ROBERT JOHN

This case was first cited on 8/19/21 to comply by 9/3/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Robert John Mercurio said he had been unaware he could appeal.

Ms. Flynn imposed the \$10,800 fine, which would continue to accrue until the property was in compliance.

Case: CE21090503 CITATION
109 SW 2 AVE
111 PROPERTY GROUP LLC

This case was first cited on 9/25/21 to comply by 9/26/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed. No appeal had been received.

Michael Jordan, Code Compliance Officer, recommended imposition of the fines.

Jarred John said he thought the building owner had filed for an appeal. The City had no record of this.

Ms. Flynn imposed the \$150 fine.

Case: CE21071008 CITATION
6750 NE 21 RD 109
PENA, PATRICIA BARBOSA;
LOPEZ, HELMAN VALENCIA

This case was first cited on 8/3/21 to comply by 8/18/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Monica Valencia, the owners' daughter, acknowledged no appeal had been filed. She said a tenant had been renting the unit out as a vacation rental, against condominium rules. When they demanded the tenant remove the ad, he had refused and her parents were not able to get Airbnb to remove the ad.

Ms. Flynn imposed the \$14,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21080201

1844 SE 1 AVE
RL ASSET COMPANY LLC

Service was via posting at the property on 10/13/21 and at City Hall on 10/14/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OPEN AIR STORAGE INCLUDING BUT NOT LIMITED TO THE FRONT AND SIDES OF THIS R-8 ZONED RESIDENTIAL PROPERTY. THIS IS A NON-PERMITTED USE PER SECTION 47-5.11.

9-276. **COMPLIED**

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED AND MISSING COVERS. THE STOVE IS NOT IN WORKING CONDITION.

9-279(g)

THE DRAINPIPE ON THE KITCHEN SINK IS NOT SECURED TO THE SINK AND THE SHOWER HANDLES LEAKS WATER.

9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A TARP ON THE ROOF.

9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS WATER DAMAGE TO THE INTERIOR CEILINGS.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE SEVERAL AREAS OF DAMAGE TO THE WALLS AND CEILINGS IN SEVERAL ROOMS OF THIS PROPERTY THAT NEED TO BE REPAIRED. THERE ARE TWO WINDOWS THAT HAVE BOARDS OVER THEM AND NEED TO BE REPAIRED.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Ray Bachan requested more than 42 days. He cited supply chain and permitting issues and requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

Case: CE20110388

1716 NW 15 CT
SIBBLIES, BEATRICE

This case was first heard on 8/26/21 to comply by 9/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Julio Davila, Code Compliance Supervisor, recommended imposition of the fines.

Beatrice Sibblies said the tenant who had caused the parking issue had moved out in August. She said the property was in mortgage forbearance because she could not afford to have the work done without financing, which was being blocked by the lien. She requested time to get the financing.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE21040322

1716 NW 15 CT
SIBBLIES, BEATRICE

This case was first heard on 7/29/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE21080094 CITATION
525 S FORT LAUDERDALE BEACH BLVD
MHF LAS OLAS VI LLC

This case was first cited on 9/9/21 to comply by 9/16/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting the full fine be imposed. No appeal had been received.

Anthony Flores, Code Compliance Officer, stated the property was in compliance and recommended imposition of the fines.

Susan Sheldon acknowledged no appeal had been filed. She said she understood after the inspector's visit on site that the property was in compliance and had therefore not filed an appeal. She noted her attorney had informed them that the City's website indicated the property was complied on 9/18/21. Stephanie Bass, Code Compliance Supervisor, said no City inspector had visited the site on 9/15/21 and they had never stated the property was in compliance.

Ms. Hasan said there was no documentation indicating the property was in compliance on 9/18/21.

Ms. Flynn imposed the \$9,000 fine.

Case: CE21010665

1426 NW 15 TER
FOYLE, CHRISPIN

This case was first heard on 5/27/21 to comply by 6/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,300 and the City was requesting the full fine be imposed.

Julio Davila, Code Compliance Supervisor, recommended imposition of the fines.

Chrispin Foyle said he had been out of work for 18 months and had not had the resources to comply.

Ms. Flynn imposed a fine of \$800 for the time the property was out of compliance.

Case: CE21070978 CITATION
1425 SW 8 CT
GOLDBERG, DAVID A & SARAH V;
TRUTT, JOSHUA M & ERICA A

This case was first cited on 8/3/21 to comply by 8/18/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,400 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

David Goldberg said he had filed a written appeal. He said the property depicted in the photos was a home he owned in Marina Del Ray California.

The City withdrew the case.

Case: CE21080350 CITATION
3315 SW 15 AVE 1-9
EDGEWOOD APARTMENTS LLC

This case was first cited on 8/11/21 to comply by 8/12/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting the full fine be imposed. No appeal had been received.

Reginald White, Code Compliance Supervisor, said five trees had been removed without a permit and recommended imposition of the fines. He stated an after-the-fact permit was still required.

Denise Romero said the trees had been cut before they purchased the property.

Ms. Flynn imposed the \$900 fine.

Case: CE21080555 CITATION
601 ROYAL PLAZA DR
CTRE14 LLC; LTG 2020 LLC

This case was first cited on 9/3/21 to comply by 9/18/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Matthew Scott, attorney, said there had been confusion regarding the compliance date.

Ms. Flynn imposed the \$6,200 fine.

Case: CE21071122
911 SW 11 AVE 1-2
NOBSMARINA INC

Service was via posting at the property on 10/16/21 and at City Hall on 10/14/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

47-21.15.D.

THERE IS A TREE IN REAR YARD IMPROPERLY TRIMMED (HAT RACKED).

47-34.4.B.2.b

THERE IS A BOAT ON A TRAILER, RECREATIONAL VEHICLE AND A DERELICT SMOKER TRAILER WITH EXPIRED REGISTRATION PARKED IMPROPERLY ON THE PROPERTY.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. BOXES, BLOCKS, A RUDDER AND OTHER ITEMS STORED OUTDOORS ON THIS PROPERTY. THIS IS UNPERMITTED LAND USE PER TABLE 47-5.12. IN THIS RD-15 ZONED DISTRICT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE LAWN HAS DEAD AND MISSING GROUND COVER IN THE FRONT AND BACKYARD.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS BROKEN, TWISTED AND IN POOR CONDITION.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Sandra Stengel, neighbor, described the situation at the property.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21080831

CITATION

911 SW 11 AVE 1-2
NOBSMARINA INC

This case was first cited on 8/26/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Michael Jordan, Code Compliance Officer, recommended imposition of the fines.

Ms. Flynn imposed the \$250 fine.

Ms. Flynn took a brief break.

Case: FC21090017

5100 N 7 SR
5100 N STATE ROAD 7 FLL INC

Personal Service was made on 10/13/21. Service was also via posting at City Hall on 10/14/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: NFPA 1:4.5.8.1, FFPC
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

1:13.3.1.1, FFPC 6th
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

Case: CE20020156

1770 LAUDERDALE MANOR DR
AYTON, LLEWELLYN G

Service was via posting at the property on 10/16/21 and at City Hall on 10/14/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 18-4(c) **COMPLIED**

47-34.1.A.1. **COMPLIED**

9-279(f) **COMPLIED**

9-306
THE EXTERIOR BUILDING HAS NOT BEEN MAINTAINED. THE FASCIA BOARDS HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b)
THERE GRAVEL DRIVEWAY IS WORN AND NEEDS TO BE RESURFACED. THERE ARE AREAS WITH DIRT SHOWING AND GRASS GROWING THROUGH IT.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

Case: CE21071055

924 NW 24 AVE
SANTIAGO, HECTOR J

Service was via posting at the property on 10/1/21 and at City Hall on 10/14/21.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDED BUT NOT LIMITED TO THE SWALE AREA.

9-280(h) **Complied**
THE FENCE AT THIS PROPERTY IS DAMAGED, IN DISREPAIR AND IS NOT BEING MAINTAINED. IT HAS RUSTED AND BENT PARTS.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE21070675 Stipulated Agreement
4551 NW 10 WAY
SIMON, JOHN E & SHARON KAY

VIOLATIONS: 9-278(G) **COMPLIED**

9-304(b)
THE DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS OF THE DRIVEWAY THAT
HAVE CRACKS AND POTHOLES.

9-280(h)(1) **COMPLIED**

18-11.(a) **COMPLIED**

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 per day.

Ms. Flynn approved the stipulated agreement, found in favor of the City, and ordered compliance within 91 days or a fine of \$25 per day.

Case: CE21090010
718 NW 15 TER
CHAVARRO, ANDRES

Service was via posting at the property on 9/28/21 and at City Hall on 10/14/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS
OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION,
IN THE FRONT AND REAR YARDS.

9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA, IN THE
FRONT AND REAR YARDS.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND
WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND
COVER.

Officer Quintero presented the case file into evidence and said the owner had agreed to his recommendation to order compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21080784
1825 NW 25 TER
JOHN P FUNKEY INC

Service was via posting at the property on 10/12/21 and at City Hall on 10/14/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED, INCLUDING BUT NOT LIMITED TO AREAS OF MISSING AND/OR BARE AREAS OF LAWN COVER ON THE SWALE.

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO BUCKETS, METAL PARTS WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. WEEDS AND LAWN COVER ARE ENCROACHING INTO THE STREET AND SIDEWALK.

9-306

THE EXTERIOR BUILDING WALLS AND STRUCTURAL PARTS HAVE NOT BEEN MAINTAINED, INCLUDING BUT NOT LIMITED TO FASCIA, SOFFITS, WALLS, SHUTTERS DIRTY AND WITH STAINS AND MISSING, PEELING PAINT.

9-280(h)(1) **WITHDRAWN (DUPLICATE)**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Officer Quintero presented the case file into evidence and said the owner had agreed to his recommendation to order compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21040856

1500 NW 7 AVE 1-2
COOPER, CORBEL G

Service was via posting at the property on 10/2/21 and at City Hall on 10/14/21.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b) **WITHDRAWN**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-308(a) **WITHDRAWN**

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-313(a) **WITHDRAWN**

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

9-308(b)

THE ROOF IS DIRTY AND STAINED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT, AS WELL AS GRAFFITI THAT IS SHOWING THROUGH.

18-12.(a) **COMPLIED**

Officer Oaks presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21080892

SISTRUNK BLVD

FOLIO:504204040010

SPECTRUM MANAGEMENT LLC

Service was via posting at the property on 10/4/21 and at City Hall on 10/14/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS VACANT LOT/PROPERTY, AS WELL AS FENCE AND WIND SCREEN IN STATE OF DISREPAIR. IT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE21080895

619 NW 12 AVE

SPECTRUM MANAGEMENT LLC

Service was via posting at the property on 10/4/21 and at City Hall on 10/14/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS AT THIS VACANT LOT, AS WELL AS THE FENCE AND WIND SCREEN IS IN A STATE OF DISREPAIR. IT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE21060690

737 N ANDREWS AVE
745 NORTH ANDREWS AVE LLC

This case was first heard on 8/26/21 to comply by 9/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,300 fine.

Case: CE21090457

CITATION

15 NE 16 CT
SIMILIEN, AVICENE; BLANC, CLODETTE

This case was first cited on 9/18/21 to comply by 9/18/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$250 fine, which would continue to accrue until the property was in compliance.

Case: CE21040050

1559 W SUNRISE BLVD
IAG FOUNDATION INC

This case was first heard on 7/29/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,200 fine, which would continue to accrue until the property was in compliance.

Case: CE21040952

1212 NW 3 ST
CDH MANAGEMENT LLC

This case was first heard on 7/29/21 to comply by 8/8/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21070402

CITATION

1708 SW 10 CT
GUZMAN, ERICK H/E;
DOBLER, MICHELLE ALEXANDRA

This case was first cited on 7/14/21 to comply by 8/13/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$500 fine.

Case: CE21040600

2181 NE 51 CT
CONINGSBY, A ROBERT III

This was a request to vacate the order imposing the fine dated 8/26/21.

Ms. Flynn vacated the order imposing the fine dated 8/26/21.

Case: CE21080400 CITATION
2740 NE 30 PL 1-2
CASTILLO, JUAN CARLOS

This case was first cited on 8/18/21 to comply by 9/2/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$8,250 fine, which would continue to accrue until the property was in compliance.

Case: CE21080858 CITATION
1704 SW 5 ST
TORRES BAZAGA, ALVARO

This case was first cited on 9/7/21 to comply by 9/22/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$7,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21050671 CITATION
900 NE 20 AVE
F&B WATERFRONT LLC

This case was first cited on 8/19/21 to comply by 9/3/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$10,800 fine, which would continue to accrue until the property was in compliance.

Case: CE21080560 CITATION
1540 NW 4 AVE
MCLEAN, JOEL

This case was first cited on 9/17/21 to comply by 10/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$2,600 fine.

Case: CE21080737 CITATION
1009 NE 17 CT
LU, HSIU TUAN

This case was first cited on 8/26/21 to comply by 9/10/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$9,400 fine, which would continue to accrue until the property was in compliance.

Case: CE21070936 CITATION
1676 N DIXIE HWY
LEDAIN, EDZER & SHIRLENE D M &; MICHEL, LIDENA

This case was first cited on 7/31/21 to comply by 8/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$17,400 fine, which would continue to accrue until the property was in compliance.

Case: CE21050026 Request For Extension
901 W LAS OLAS BLVD
BRAIT, JENNIFER L; BRAIT, KAREN L

This case was first heard on 8/26/21 to comply by 9/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,050.

Michael Jordan, Code Compliance Officer, requested a 91-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Ms. Flynn took a brief break.

Lien Reduction Hearings

Case: CE17071853
3018 NE 20 CT
MICHAEL EDWARD JONES TR
JONES, MICHAEL EDWARD TRUSTEE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$152,050 and City administrative costs totaled \$1,833.34. The City was requesting \$38,012.50.

Michael Jones, new property owner, said he had bought the property in June 2021 and immediately applied for a demolition permit to address the problems. After demolition, he had installed sod on the property. He stated the previous owner had put the lien amount in a trust account at closing, but the previous owner needed the money for his retirement. Mr. Jones added that the previous owner also had mental health issues. Mr. Jones said he had paid \$1.4 million for the property. He stated the previous owner had also owed a significant sum to his wife in a divorce settlement.

Ms. Flynn reduced the lien amount to \$15,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18020352
2612 CLEMATIS PL
FORREST, ANDREW

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$29,550 and City administrative costs totaled \$679.55. The City was requesting \$8,865.50.

Andrew Schein, attorney, said the owners hired a contractor who informed them there were no problems with the pool permit and the owners only learned of the issues when another contractor informed them. In 2021, they discovered fines were still running. Mr. Schein said the owners had hired another contractor to close out the permits.

Ms. Flynn reduced the lien amount to \$4,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19050452

3031 N OCEAN BLVD, #1108
HARRISON, CAROL M

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$22,150 and City administrative costs totaled \$888.71. The City was requesting \$8,860.

Carol Harrison said she and her grandson had owned the property and he lived there. She was not aware of the open permits until after her grandson passed away. As soon as she was aware of the issue, she had acted to address it.

Ms. Flynn reduced the lien amount to \$888.71 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE21050715

1146 NE 17 TER
EVANS, ELIZABETH LOUISE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$10,600 and City administrative costs totaled \$367.61. The City was requesting \$5,300.

Elizabeth Evans stated as soon as she was aware of the violation, she had acted to comply. She said she had lost her job during the pandemic and had rented the home as a vacation rental to avoid losing it.

Ms. Flynn reduced the lien amount to \$1,500 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20110628

435 ROYAL PLAZA DR
SAMRICK, SUSAN BETH

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$26,000 and City administrative costs totaled \$452.95. The City was requesting \$13,000.

Heidi Davis, attorney, said the owner had been very ill throughout the code enforcement process. He had tried unsuccessfully to get the contractor to respond and eventually hired a salvage company to remove the sunken barge. In January 2021, he had gone to Arizona for medical treatment and continued to go back and forth. She stated the owner was not aware there were two code cases regarding this issue. The owner passed away in May and his wife discovered the lien in August. Ms. Davis requested no fines be imposed.

Ms. Flynn reduced the lien amount to \$1,500 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE21060951
400 ROYAL PLAZA DR
GFM II LLC

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$8,800 and City administrative costs totaled \$442.95. The City was requesting \$8,800.

George Marshall stated they had not known about the ad for the vacation rental until after the case was complete; he had therefore not filed an appeal. The ad had been placed by a broker without his knowledge before the certification process was completed. They had not rented the property between the time of the citation and getting the certification.

Ms. Hasan explained the City was requesting the full fine because the property had recently been cited twice for parking up and down the street, by a valet service. Daniel Wood, property manager, stated he was not aware of those parking citations. Ms. Jordan described the parking citations, which related to the valet service parking cars along the street. She said all cars for the property must be parked on the property, not in the street. Ms. Jordan stated there was another citation for a party that people paid to enter. Mr. Wood said as soon as they were aware that charging for entry was not allowed, they had issued another invitation stating there was no fee to enter.

Ms. Flynn reduced the lien amount to \$4,500, payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18090432
1321 NW 2 AVE
SANCHEZ, ERICKA ROMINA

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$32,250 and City administrative costs totaled \$1,290.12. The City was requesting \$8,062.50.

Jose Vasquez said he purchased the property in a short sale in February 2021, and he was only aware of a lien regarding a window replacement without permits. He had acted to comply as soon as he was aware of the violations.

Ms. Flynn reduced the lien amount to \$3,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18052319
918 NW 24 AV
LEGAL INVESTORS TEAM LLC

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$183,600 and City administrative costs totaled \$1,620.06. The City was requesting \$55,080.

Hassan El Hayek, owner, said he had purchased the property in 2019 and addressed all violations except the fence. He was unaware of the lien until August 2021. He said he had contracted COVID-19 twice and almost died. In July 2021 he became aware of the lien and the City's intent to foreclose. An inspector had visited the property and complied all violations. Ms. Hasan suggested the LLC that purchased the property may not have conducted a proper lien search. The property was transferred by warranty deed, so the new owner may have legal recourse against the previous owner.

Ms. Flynn reduced the lien amount to \$4,500 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following three cases for the same owner were heard together:

Case: CE09020950

210 SW 29 AVE
FRANCOIS, FRISNET H/E
MERLIEN, ROSE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$38,450 and City administrative costs totaled \$2,243.93. The City was requesting \$3,845.

Case: CE11061881

210 SW 29 AVE
FRANCOIS, FRISNET H/E
MERLIEN, ROSE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$117,600 and City administrative costs totaled \$499.95. The City was requesting \$11,760.

Case: CE12120706

210 SW 29 AVE
FRANCOIS, FRISNET H/E
MERLIEN, ROSE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$22,200 and City administrative costs totaled \$1,001.21. The City was requesting \$2,200.

Frisnet Francois said they had purchased the home in 2016 and had an attorney and title company during the purchase. They had discovered the liens from 2012 when they put the property up for sale. The sale had not gone through because of the lien. Ms. Flynn recommended the owners consider action regarding the title insurance policy. Mr. Francois described their unsuccessful attempts to contact the previous owner.

Ms. Flynn reduced the lien amount to \$12,500 for all three cases, payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The City entered pages 38 and 39 of the Special Magistrate agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21050433 CE21090027

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21080444 CE21070162

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21090027 CE21070990 CE21080534 CE21070853

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21070964

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

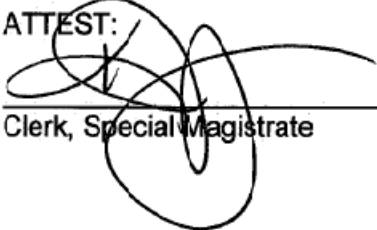
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 1:52 P.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate